Karen Johnson Davidson County
Batch# 1139711 DEEDWARR
05/28/2024 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,960.63
20240528-0039283

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

06-NSH24-07566

Address of New Owner:	Send Tax Bills to:	Tax Information:
Anthony Joseph Vesich, IV and Brittany Vesich 309 Point Park Hermitage, TN 37076	NEW OWNER	097 16 0A 092.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Doris J. McMasters, a single woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Anthony Joseph Vesich, IV and Brittany Vesich, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit:

BEING Lot No. 23, on the plan of THE PENINSULA, PHASE THREE, SECTION TWO, of record in Plat Book 9700, Page 841, Register's Office for Davidson County, Tennessee1 to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Doris J. McMasters, married, by Warranty Deed from Frank Batson Homes, Inc., of record in Book 11548, Page 664, in the Register's Office of Davidson County, Tennessee, dated June 25, 1999 and recorded on June 29, 1999.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 309 Point Park, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 22nd day of May, 2024

Doris J. McMasters

Doris J. McMasters

STATE OF Virginia
COUNTY OF PRINCE WILLIAM

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Doris J. McMasters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at WOODBRIDGE, ~~Tennessee~~ VIRGINIA, this 22nd day of MAY, 2024.

Notary Public

My Commission Expires: 08-31-2024

ANDRE DON WATSON-CONNELL
Notary Public
Commonwealth of Virginia
Registration No. 7874068
My Commission Expires Aug 31, 2024

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 5/22/24.

Affiant Signature

5/28/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY